

This Instrument prepared by & return to

Name: Frances Casey Lowe, P.A.  
Address: 68-A Feli Way.  
Crawfordville, Florida 32327  
File No: 19-1075  
Property ID: 08-3S-01E-000-05032-000

**THIS WARRANTY DEED** made the 1<sup>st</sup> day of April A.D. 2019 by and between W L Moore a/k/a William L. Moore and Elaine Moore a/k/a Elaine P. Moore, husband and wife, whose address is Crawfordville, Florida 32327 hereinafter called the "Grantors", and Gabrielle Elizabeth McKenzie, an unmarried woman, whose mailing address is 87 Field Loop, Crawfordville, Florida 32327, hereinafter called the "Grantee":

(Which terms "grantors" and "grantees" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the Grantors for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Wakulla County, Florida to-wit:

SEE EXHIBIT A attached hereto and made a part hereof

**Subject** to taxes for the year 2019 and subsequent years, reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments, rights of ways, and appurtenances thereto, belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all person whomsoever; and that said land is free of all encumbrances.

**In Witness Whereof**, the Grantors have hereunto set their hand(s) and seal(s) the day and year first above written.

Title is neither warranted nor guaranteed by Preparer, and Preparer is not issuing a title policy for this transaction.

Signed and sealed in the presence of:

Michelle Maloni  
Witness Signature  
Michelle Maloni  
Printed Name

Lani E Musgrove  
Witness Signature  
Lani E Musgrove  
Printed Name

William L. Moore by William Lewis Moore, II  
William L. Moore by William Lewis Moore, II  
Under Durable Power of Attorney recorded in  
OR Book 1087, Page 506 of the Public Records of  
Wakulla County, Florida

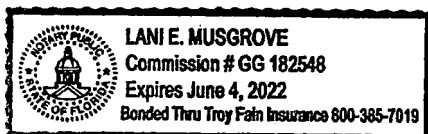
STATE OF FLORIDA  
COUNTY OF WAKULLA

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April 2019 by William Lewis Moore, II as attorney-in-fact for William L. Moore under Durable Power of Attorney. He:

- ☒ is personally known to me.  
☐ produced a current driver's license as identification.  
☐ produced \_\_\_\_\_ as identification.  
(Seal)

Lani E Musgrove  
Print Name

Notary Public  
My Commission Expires: \_\_\_\_\_



Michelle Maloni

Witness Signature

Michelle Maloni

Printed Name

Lani E Musgrove

Witness Signature

Lani E Musgrove

Printed Name

Elaine P. Moore by William Lewis Moore II L.S.

Elaine P. Moore by William Lewis Moore, II  
Under Durable Power of Attorney recorded in  
OR Book 1087, Page 514 of the Public Records of  
Wakulla County, Florida

**STATE OF FLORIDA  
COUNTY OF WAKULLA**

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of April 2019 by William Lewis Moore, II as attorney-in-fact for Elaine P. Moore under Durable Power of Attorney. He:

- ☒ is personally known to me.
- ☐ produced a current driver's license as identification.
- ☐ produced \_\_\_\_\_ as identification.

(Seal)

Lani E Musgrove



Print Name  
Notary Public  
My Commission Expires: \_\_\_\_\_

Unofficial Copy

## EXHBIT A – Legal Description

Beginning at a point 710 feet West and 755.29 feet South of the Northeast corner of the West Half of the Northwest Quarter of Section 8, Township 3 South, Range 1 East, thence run West 210 feet, thence run South 207.43 feet, thence run East 210 feet, to the West boundary of West Street, thence run North along the West boundary of West Street 207.43 feet, more or less, to the Point of Beginning, and containing One (1) acre, more or less, and being otherwise described as Lot or Tract No. 5 of Block "C" of an unrecorded plat of the property of Sam Smith, and being situate in the W $\frac{1}{2}$  of NW $\frac{1}{4}$  of said Section 8, Township 3 South, Range 1 East.

AND

Beginning at a point 710 feet West and 962.72 feet South of the Northeast corner of the West Half of the Northwest Quarter of Section 8, Township 3 South, Range 1 East, thence run West 210 feet, thence run South 207.43 feet, to the North boundary of middle street, thence run East 210 feet, along the North boundary of middle street, to the West boundary of West Street, thence run North along the West boundary of West Street 207.43 feet, more or less, to the Point of Beginning, and containing One (1) acre, more or less, and being otherwise described as Lot or Tract No. Six (6) of Block "C" of an unrecorded plat of the property of Sam Smith, and being situate in the W $\frac{1}{2}$  of NW $\frac{1}{4}$  of said Section 8, Township 3 South, Range 1 East.

## SUBJECT TO THE FOLLOWING RESTRICTIONS

1. No outdoor toilets to be permitted.
2. No Junk yard.
3. No livestock will be permitted.
4. All fences must set back 3 feet from Street Boundary.

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